

PEASE ANGB Water Distribution System

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J5 PEASE ANGB Water Distribution System

J5.1 PEASE ANGB Overview

Pease ANGB is located in the state of New Hampshire, 55 miles north of Boston and three miles south of Kittery, Maine and is host to the 157th Air Refueling Wing. The installation is approximately 220 acres in size and currently includes 40 facilities. The current base population is 380 people with a once a month surge of up to 950 personnel.

J5.2 Water Distribution System Description

J5.2.1 Water Distribution System Fixed Equipment Inventory

The PEASE ANGB water distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, fire hydrants, exterior backflow devices, pumps, and meters. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the water distribution system privatization are the following: the 400,000 gallon elevated storage tank and its appurtenances located inside its perimeter fence, irrigation systems, and building fire suppression systems.

J5.2.1.1 Description

The water system at the Pease ANGB is a looped system consisting of approximately 18,500 LF of pipe of which approximately 7,300 LF is ductile iron and approximately 11,200 LF is cement asbestos/transite pipe. Pipe sizes range from 6 to 12 inches, buried at depths ranging from five to ten feet. The dates of construction of the system range from 1954 to 1993. There is one 400,000 gallon elevated storage tank serving the system which is not included as part of this privatization effort. The distribution system includes 48 fire hydrant assemblies, 12 post indicator valves and 32 gate valves. There are no exterior backflow devices, wells, or meters associated with the system that will be privatized. The system enters the installation at six different locations.

The following are points of demarcations:

1. 8 inch cement asbestos/transite pipe at the northeast corner of the "North Ramp" (aircraft parking apron).
2. 6 inch ductile iron pipe and occurs at the northeast corner of the tank farm (east of Bldg 170).
3. 8 inch cement asbestos/transite pipe entering southward onto the base due south of Bldg 15 off of Arboretum Drive.
4. 12 inch cement asbestos/transite pipe entering the base northward off of Arboretum Drive and west of Bldg 15.

5. 6 inch cement asbestos/transite pipe coming on property due south of the southeast intersection corner of Arboretum Drive and Pease Blvd.
6. 6 inch cement asbestos/transite pipe running along the south side of Airline Avenue and enters onto the property northeast of Bldg 244.

J5.2.1.2 Inventory

Table 1 provides a general listing of the major water distribution system fixed assets for the PEASE ANGB water distribution system included in the sale.

TABLE 1
Fixed Inventory
Water Distribution System PEASE ANGB

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
Ductile Iron Pipe	6	830	LF	1993
	8	1200	LF	1993
	8	5300	LF	1989
Cement Asbestos/Transite Pipe	6	5000	LF	1955
	8	6200	LF	1955
	12	164	LF	1956
Gate Valve	6	7	EA	1955
	6	3	EA	1993
	8	8	EA	1955
	8	1	EA	1987
	8	11	EA	1993
	12	2	EA	1956
Post Indicator Valves	6	12	EA	1955
Fire Hydrant Assemblies	6	26	EA	1956
	6	1	EA	1987
	6	21	EA	1993

Notes:
PVC = Polyvinyl chloride
EA = Each
GAL= Gallon
HP = Horsepower
LF = Linear Feet

J5.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists special type vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2
Spare Parts
Water System PEASE ANGB

Qty	Item	Make/Model	Description	Remarks
0	None			

TABLE 3
Specialized Vehicles and Tools
Water Distribution System PEASE ANGB

Description	Quantity	Location	Maker
None	0		

J5.2.3 Water Distribution System Manuals, Drawings, and Records

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4
Manuals, Drawings, and Records
Water Distribution System PEASE ANGB

Qty	Item	Description	Remarks
1	MU-01	Water Distribution Maps, Auto Cadd 14	March 2000

J5.3 Specific Service Requirements

The service requirements for the PEASE ANGB water distribution system are as defined in the Section C, *Description/Specifications/Work Statement*.

J5.4 Current Service Arrangement

The City of Portsmouth currently provides water service and there are no existing commitments or special service agreements. There are not currently any permit issues at this installation. The average water usage based on billing records is 2,854 cubic feet (21,356 gallons) per day.

J5.5 Secondary Metering

J5.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J5.6 below.

TABLE 5

Existing Secondary Meters

Water Distribution System PEASE ANGB

Meter Location	Meter Description (Type)
None	

J5.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J5.6 below.

TABLE 6

New Secondary Meters

Water Distribution System PEASE ANGB

Meter Location	Meter Description
None	

J5.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to the person identified at time of contract award.
2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to the person identified at time of contract award.
3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all identified secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to the person identified at time of contract award.

J5.7 Water Conservation Projects

There are no conservation projects currently being implemented by the Government other than the use of low flow toilets.

J5.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the PEASE ANGB boundaries.

J5.9 Off-Installation Sites

No off-installation sites are included in the sale of the PEASE ANGB water distribution system.

J5.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7
Service Connections and Disconnections
Water Distribution System PEASE ANGB

Location	Description
None	

J5.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the PEASE ANGB water distribution system. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewals and Replacements Plan process and will be recovered through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AB. Additionally, while no project has been created, the base has identified that there is not adequate water pressure for fire suppression requirements at buildings 251, 252, 253, and 254.

TABLE 8
System Deficiencies
Water Distribution System PEASE ANGB

Project Location	Project Description
Pease ANGB	Repair Base Water Supply and Distribution System: Increase the supply line size between the base elevated storage tank and the aircraft maintenance facilities from 6 inch to 12 inch. Replace all worn distribution system valves and hydrants basewide. Estimated cost is \$525,000 and the Project Number is SZCQ 992440.
Pease ANGB	Paint Water Storage Tank: Exterior painting of the base's elevated water storage tank. Estimated cost is \$100,000 and the Project Number is SZCQ 962000.